



- High specification office accommodation from 1,628 sq ft (151 sq m) to 63,075 sq ft (5,860 sq m)
- 291 on-site car parking spaces (ratio of 1:433 sq ft)

123-127



## Quality Office Accommodation

123-127 Hagley Road comprises three five-storey buildings in the heart of Edgbaston's established business district.

This business park like development with 291 on site car parking spaces is just a mile west of the city centre and enjoys excellent transport links to the rest of Birmingham and to the national motorway network.

With competitive rents, these buildings benefit from:

- Flexible leases and low overall occupancy costs
- High specification refurbishment
- Comfort cooling (125 & 127 only)
- 24 hour manned on site security and CCTV
- 291 car parking spaces (ratio of 1:433 sq ft)
- Suites from 1,628 sq ft (151 sq m) to 63,075 sq ft (5,860 sq m)
- On site storage available
- Excellent local amenities





## First Class Amenities

123-127 Hagley Road is centrally located within Edgbaston, one of Birmingham's most well established office areas. It is just a few minutes walk from a variety of shops, the city's thriving entertainment district and the award winning Brindleyplace.

Situated in historic Edgbaston, the development is also less than a mile from the famous Warwickshire County Cricket Club, Cannon Hill Park and the Botanical Gardens.

Local shopping facilities include a large Tesco on the doorstep as well as Five Ways and The Galleries Shopping Centres while Broadway Plaza offers a gym, cinema and other attractions within five minutes walk.





## Excellent Transport Links

The A456 Hagley Road is one of the main arterial routes in and out of the city, leading directly to junction 3 of the M5, providing easy access to the rest of the national motorway network.

The development is also just two minutes walk from Five Ways railway station which is serviced by the cross city line running from Staffordshire to Worcestershire via New Street Station.

Plans for a Metro tram line running from the city centre up to Five Ways are also well progressed and will enhance local transport facilities.

www.123-127.co.uk

A development by:



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